



Territory of Guam
Territorio de Guam

OFFICE OF THE GOVERNOR
TESINAN I MAGA LAHE
AGANA, GUAM

RECEIVED
OFFICE OF THE SPEAKER
DATE: 3/2/94
TIME: 11:50
READ BY: J. Cepeda

MAR 03 1994

The Honorable Joe T. San Agustin
Speaker, Twenty-Second Guam Legislature
155 Hesler Street
Agana, Guam 96910

A handwritten signature in dark ink, appearing to read "Joe T. San Agustin".

Dear Mr. Speaker:

Transmitted herewith is Bill No. 453 which I have signed into law this date as
Public Law 22-82.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Joseph F. Ada".
JOSEPH F. ADA
Governor of Guam

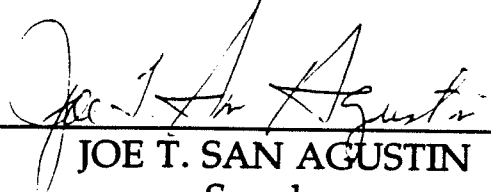
22-557

Attachment

TWENTY-SECOND GUAM LEGISLATURE
1994 (SECOND) Regular Session

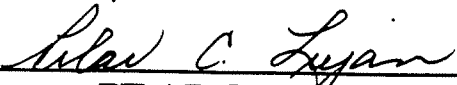
CERTIFICATION OF PASSAGE OF AN ACT TO THE GOVERNOR

This is to certify that Substitute Bill No. 453 (LS), "AN ACT TO AMEND §73111 OF TITLE 10, GUAM CODE ANNOTATED, TO ADD THE APPENDICES TO GUAM'S VERSION OF THE UNIFORM FIRE CODE AND TO ADD A NEW §73112 TO SAID TITLE TO PROVIDE AUTOMATIC UPDATING OF SUCH UNIFORM FIRE CODE," was on the 16th day of February, 1994, duly and regularly passed.



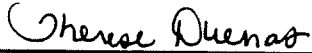
JOE T. SAN AGUSTIN
Speaker

Attested:



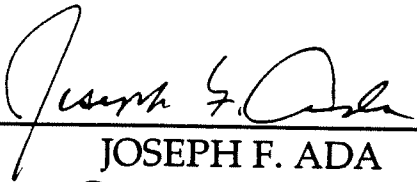
PILAR C. LUJAN
Senator and Legislative Secretary

This Act was received by the Governor this 23rd day of February,
1994, at 3:51 o'clock P.M.



Assistant Staff Officer
Governor's Office

APPROVED:



JOSEPH F. ADA
Governor of Guam

Date: March 3, 1994

Public Law No. 22-82

TWENTY-SECOND GUAM LEGISLATURE
1993 (FIRST) Regular Session

Bill No. 453 (LS)

As substituted by the Committee on
Judiciary and Criminal Justice and
as further substituted by the Committee on
Rules

Introduced by:

P. C. Lujan
A. C. Blaz
M. Z. Bordallo

C. T. C. Gutierrez
H. D. Dierking
T. C. Ada
J. P. Aguon
E. P. Arriola
T. S. Nelson
V. C. Pangelinan
D. Parkinson
E. D. Reyes
J. T. San Agustin
F. E. Santos
D. L. G. Shimizu
J. G. Bamba
D. F. Brooks
F. P. Camacho
M. D. A. Manibusan
T. V. C. Tanaka
A. R. Unpingco

AN ACT TO AMEND §73111 OF TITLE 10, GUAM CODE ANNOTATED, TO ADD THE APPENDICES TO GUAM'S VERSION OF THE UNIFORM FIRE CODE AND TO ADD A NEW §73112 TO SAID TITLE TO PROVIDE AUTOMATIC UPDATING OF SUCH UNIFORM FIRE CODE.

1 **BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF GUAM:**

2 **Section 1.** §73111, Title 10, Guam Code Annotated, is hereby amended
3 to read:

4 **"§73111. Uniform Fire Code.** Inspection of premises and
5 areas and relative to the prevention of fires or the spread thereof,
6 shall be in accordance with the Uniform Fire Code issued by the
7 International Conference of Building Officials and the Western Fire
8 Chief's Association. Standards and requirements for fire prevention
9 enforcement as set out in the Uniform Fire Code and its appendices,
10 and in the standards published by the International Conference of
11 Building Officials and by the Western Fire Chiefs' Association shall
12 apply in Guam in the absence of any specific provisions on the subject
13 matter of such standards in this Chapter."

14 **Section 2.** §73112 is added to Title 10, Guam Code Annotated, to read:

15 **"§73112. Updating of Uniform Fire Code.** The Uniform Fire
16 Code, along with its appendices, shall automatically be adopted in
17 Guam as such code and its appendices are updated every three (3)
18 years by the International Conference of Building Officials and by
19 the Western Fire Chiefs' Association. The Guam Fire Department
20 (the "GFD") shall transmit copies of such code and its appendices as
21 updated every three (3) years to the Department of Public Works, to
22 the Public Utility Agency of Guam, to the Guam Environmental
23 Protection Agency, to the Guam Contractors Association, and to the
24 Guam Chapter of the American Institute of Architects. The GFD
25 shall develop and promulgate, pursuant to the Administrative
26 Adjudication Law, rules setting forth grace periods within which
27 parties in violation of the Uniform Fire Code may bring their

1 premises up to code. None of the provisions of such code shall be
2 enforced so as to prevent the issuance of building or occupancy
3 permits until such rules have been duly promulgated, and no building
4 built prior to promulgation of such rules which is not in compliance
5 with such code shall be condemned for such violation; **provided,**
6 however, that as such building is renovated or rebuilt, it shall be
7 brought into compliance with such code. The GFD and the other
8 government agencies together with the associations to which copies
9 of such code are transmitted shall work together on a voluntary basis
10 to plan how construction in Guam can be brought into compliance
11 with such code, which plan shall be incorporated into the rules to be
12 promulgated by the GFD; **provided,** however, that such plan shall be
13 completed and such rules submitted to the Legislature pursuant to
14 the Administrative Adjudication Law within one (1) year of the
15 enactment of this section."

TWENTY-SECOND GUAM LEGISLATURE

1994 (SECOND) Regular Session

Date: 2/16/94

VOTING SHEET (AS REVISED)

Bill No. 453
 Resolution No. _____
 Question: _____

| NAME | AYE | NO | NOT VOTING/ ABSTAINED | ABSENT/ OUT DURING ROLL CALL |
|--------------------------|-----|----|-----------------------------|------------------------------------|
| ADA, Thomas C. | ✓ | | | |
| AGUON, John P. | ✓ | | | |
| ARRIOLA, Elizabeth P. | ✓ | | | |
| BAMBA, J. George | ✓ | | | |
| BLAZ, Anthony C. | ✓ | | | |
| BORDALLO, Madeleine Z. | ✓ | | | |
| BROOKS, Doris F. | ✓ | | | |
| CAMACHO, Felix P. | ✓ | | | |
| DIERKING, Herminia D. | ✓ | | | |
| GUTIERREZ, Carl T. C. | ✓ | | | |
| LUJAN, Pilar C. | ✓ | | | |
| MANIBUSAN, Marilyn D. A. | ✓ | | | |
| NELSON, Ted S. | ✓ | | | |
| PANGELINAN, Vicente C. | ✓ | | | |
| PARKINSON, Don | ✓ | | | |
| REYES, Edward D. | ✓ | | | |
| SAN AGUSTIN, Joe T. | ✓ | | | |
| SANTOS, Francis E. | ✓ | | | |
| SHIMIZU, David L. G. | ✓ | | | |
| TANAKA, Thomas V. C. | ✓ | | | |
| UNPINGCO, Antonio R. | ✓ | | | |

TOTAL 21 _____

Twenty-Second Guam Legislature

Senator Pilar Cruz Lujan
Legislative Secretary

Chairperson - Committee on Judiciary and Criminal Justice

November 5, 1993

Honorable Joe T. San Agustin
Speaker, Twenty-Second Guam Legislature
155 Hesler St.
Agana, Guam 96910

VIA: Chairperson, Committee on Rules

Dear Mr. Speaker:

The Committee on Judiciary and Criminal Justice, to which was referred Bill No. 453, wishes to report its findings and recommendations for passage of **Substitute Bill No. 453**.

The Committee voting record is as follows:

| | |
|-----------|---------------------------|
| <u>10</u> | TO PASS |
| <u>0</u> | NOT TO PASS |
| <u>0</u> | ABSTAIN |
| <u>0</u> | TO PLACE IN INACTIVE FILE |

A copy of the Committee Report and all pertinent documents are attached for your information.

Sincerely


PILAR C. LUJAN



Twenty-Second Guam Legislature

155 Hesler Street
Agaña, Guam USA 96910

COMMITTEE ON JUDICIARY AND CRIMINAL JUSTICE

VOTE SHEET ON: Substitute Bill No. 453

| <u>COMMITTEE MEMBER</u> | <u>TO PASS</u> | <u>NOT TO PASS</u> | <u>ABSTAIN</u> | <u>TO PLACE IN INACTIVE FILE</u> |
|--|----------------|--------------------|----------------|----------------------------------|
| <i>Pilar C. Lujan</i> Senator Pilar C. Lujan Chairman | ✓ | | | |
| <i>F. Santos</i> Senator Francis E. Santos Vice-Chairman | ✓ | | | |
| <i>Madeleine Z. Bordallo</i> Senator Madeleine Z. Bordallo | ✓ | | | |
| <i>Anthony C. Blaz</i> Senator Anthony C. Blaz | ✓ | | | |
| <i>Herminia D. Dierking</i> Senator Herminia D. Dierking | ✓ | | | |
| <i>Carl T.C. Gutierrez</i> Senator Carl T.C. Gutierrez | ✓ | | | |
| Senator Vicente C. Pangelinan | | | | |
| <i>Don Parkinson</i> Senator Don Parkinson | ✓ | | | |
| <i>Joe T. San Agustin</i> Speaker Joe T. San Agustin Ex-Officio Member | ✓ | | | |
| <i>Thomas V.C. Tanaka</i> Senator Thomas V.C. Tanaka | ✓ | | | |
| <i>Anthony R. Unpingco</i> Senator Anthony R. Unpingco | ✓ | | | |

**TWENTY-SECOND GUAM LEGISLATURE
1993 (FIRST) REGULAR SESSION**

Substitute Bill 453
As substituted by the Committee
on Judiciary and Criminal Justice

P. C. LUJAN *PC*
A. C. BLAZ *AC*
Antonio Blaz

**AN ACT TO AMEND §73111 OF CHAPTER 73, TITLE 10,
GUAM CODE ANNOTATED, TO ADD THE APPENDICES IN
THE UNIFORM FIRE CODE AND TO ADD A NEW §73112**

**BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF
GUAM:**

Section 1. §73111 of Chapter 73, title 10, Guam Code
Annotated is hereby amended to read:

§73111. Uniform Fire Code. - Inspection of premises and
areas and relative to the prevention of fires or the spread thereof,
shall be in accordance with the Uniform Fire Code issued by the
International Conference of Building Officials and the Western Fire
Chief's Association. Standards and requirements for fire prevention
enforcement as stipulated in the Uniform Fire Code, its appendices,
standards published by the International Conference of Building
Officials and the Western Fire Chiefs' Association; shall apply in Guam
in the absence of specific provisions of this chapter.

Section 2. §73112 is added to Chapter 73, Title 10, Guam
Code Annotated to read:

§73112. The Uniform Fire Code along with its appendices
shall automatically be adopted as they are updated every three
years by both the International Conference of Building Officials and
Western Fire Chief's Association.

**COMMITTEE ON JUDICIARY AND CRIMINAL JUSTICE
COMMITTEE REPORT
ON
BILL 453**

Bill No. 453 --- AN ACT TO AMEND §73111 OF CHAPTER 73, TITLE 10, GUAM CODE ANNOTATED, TO ADD THE APENDICES IN THE UNIFORM FIRE CODE.

PREFACE

The Committee on Judiciary and Criminal Justice convened at 11:15 a.m., Tuesday, July 20, 1993 in the Legislative Public Hearing Room in Agana, Guam.

Committee member alongside Chairwoman Pilar C. Lujan was Antonio R. Unpingco. Also in attendance were Senators Elizabeth P. Arriola and Ted S. Nelson.

OVERVIEW

On March 20, 1991 Public Law 20-135 was signed into law. This law adopted the Uniform Fire Code as the standard for inspection of premises and areas relative to the prevention of fires on Guam.

However this law did not includethe enactment of the appendices which are attached to the Uniform Fire Code.

Additionally, the existing law did not take into account the adoption of the Uniform Fire Code as it is updated by the International Conference of Building Officials and the Western Fire Chiefs' Association every three years.

Bill 453 will enact the attached apendices and automatically adopt the Uniform Fire Code as they are updated to ensure compliance with safety standards for residents, tenats, and units.

TESTIMONY

Acting Chief Joseph C. San Nicolas of the Guam Fire Department appeared before the Committee to submit testimony in support of Bill 453.

Chief San Nicolas made reference to Public Law 20-135 which adopted the 1988 Uniform Fire Code of which the Guam Fire Department is presently adopted. In 1991, the code had been updated by both the International Conference of Building Officials and the Western Fire Chiefs' Association.

Chief San Nicolas also submitted an opinion from the Attorney General's Office noting both that Public Law 20-135 failed to automatically adopt the Uniform Fire Code as it is updated. The opinion also states that the provisions of the appendices had been left out.

Firefighters have been handicapped in their duties in conducting safety inspections of buildings on island and in the issuance of approvals following those inspections.

The chief noted that the enactment of this bill will allow the fire department to effectively enforce the standards and regulations of the Uniform Fire Code and its appendices as the official standards and requirements for the prevention of fires in Guam.

At the request of those Senators present at the hearing, the appendices have been attached for review. (ATTACHMENT I)

COMMITTEE RECOMMENDATION

Recognizing the need to work at fire prevention in homes and businesses, the Committee recommends passage of Substitute Bill 453.

Taking into account the appendices of the Uniform Fire Code, the Committee recommends amendments of the measure to ensure that the intent of this bill is carried out.

TWENTY-SECOND GUAM LEGISLATURE
1993 (FIRST) REGULAR SESSION

Bill No. 453

P.C. LUJAN *Ad*

A.C. BLAZ *for*

M. J. Rueda 7/2/93

AN ACT TO AMEND §73111 OF CHAPTER 73, TITLE 10,
GUAM CODE ANNOTATED, TO ADD THE APPENDICES IN
THE UNIFORM FIRE CODE

1 BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF GUAM:

2 Section 1. §73111 of Chapter 73, title 10, Guam Code Annotated
3 hereby amended to read:

4 "§73111. Uniform Fire Code. Inspection of premises and areas and
5 actions relative to the prevention of fires or the spread thereof
6 shall be in accordance with the Uniform Fire Code issued by the
7 International Conference of Building Officials and the Western Fire
8 Chiefs' Association. Standards and requirements for the fire
9 prevention as set out in the Uniform Fire Code and its appendices
10 shall apply in Guam in the absence of specific provisions of this
11 chapter.



FIRE DEPARTMENT

AGANA, GUAM 96910

October 9, 1991

Senator Pilar C. Lujan
Committee on Justice, Judiciary
& Criminal Justice
21th Guam Legislature

Dear Senator Lujan:

On March 20, 1990, when Public Law 20-135 was signed into law which adopted the Uniform Fire Code (UFC) as a standard relative to the Life Safety and Fire Prevention on Guam, it was inadvertently overlooked that the appendices was not mentioned as being adopted into the legislation. Please find attached a copy of an Attorney General's Opinion referenced to this matter.

This memo is to request your office to have an amendment made to the law to include the adoption of the appendices and to include any future changes to the Uniform Fire Code to be automatically included as standards which must be complied with on Guam.

The following appendices are what this department would like to see adopted:

DIVISION I

Regulations Applicable to Existing Buildings

APPENDIX 1-A

Life Safety Requirements for Existing Buildings Other Than Highrise

APPENDIX 1-B

Life Safety Requirements for Existing Highrise Buildings

APPENDIX 1-C

Stairway Identification

| | |
|-------------------------------------|------------------------------|
| OFFICE OF THE LEGISLATIVE SECRETARY | |
| ACKNOWLEDGMENT RECEIPT | |
| Received By | <u>[Signature]</u> |
| Time | <u>4:20 p.m.</u> |
| Date | <u>10/9/91</u> 001322 |

Letter to Senator Pilar C. Lujan

DIVISION II

APPENDIX II-A
Environmental Hazard Controls

APPENDIX II-A
Suppression and Control of Hazardous Fire Areas

APPENDIX II-B
Protection of Flammable or Combustible Liquids in Tanks in
Locations that may be flooded.

APPENDIX II-C
Marinas

APPENDIX II-D
Rifle Ranges

APPENDIX II-E
Hazardous Materials Management
Plan and Hazardous Materials
Inventory Statement

DIVISION III
Fire Protection

APPENDIX III-A
Fire-Flow Requirements for Buildings

APPENDIX III-B
Fire Hydrant Location and Distribution

APPENDIX III-C
Testing Fire-Extinguishing Systems, Standpipes and Combination Systems

APPENDIX III-D
Basement Pipe Inlets

DIVISION IV
Flammable Floor Coverings

APPENDIX IV-A
Interior Floor Finish

Letter to Senator Pilar C. Lujan

DIVISION V
Standards

APPENDIX V-A
Nationally Recognized
Standards of Good Practice

DIVISION VI
Informational

APPENDIX VI-A
Hazardous Materials Classification

APPENDIX VI-B
Emergency Relief Venting For Fire Exposure For
Above-ground Tanks

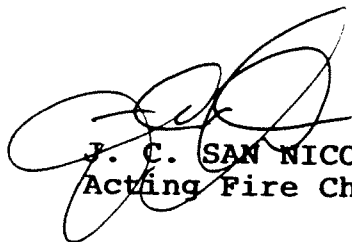
APPENDIX VI-D
Reference Tables from the Uniform Building Code

APPENDIX VI-E
Unit Conversion Tables

In addition to the above-appendices, we would like to have adopted, Appendix VI-C, which is the Citation Program. It is our belief that especially this section would make compliance to our requirements of the code more effective. I would like to discuss this matter with you personally.

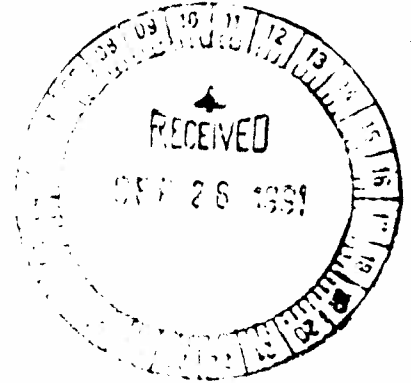
Your immediate attention regarding this important matter is appreciated.

Sincerely,


J. C. SAN NICOLAS
Acting Fire Chief



GOVERNMENT OF GUAM
AGANA GUAM PSEIC



September 16, 1991

Memorandum (Opinion) Ref: GFD 91-1571

To: Chief, Guam Fire Department *JPA 9-26-91*

From: Attorney General *AGD*

Subject: Uniform Fire Code

This office is in receipt of your memorandum dated September 3, 1991, in which you requested information on the following:

REQUEST: Were the Appendices to the Uniform Fire Code adopted at the time of the adoption of the Uniform Fire Code under Public Law 20-135?

ANSWER: No. See discussion.

STATEMENT OF FACTS:

On March 20, 1991 Public Law 20-135 was signed into law adopting the Uniform Fire Code (UFC) as the standard for inspection of premises and areas relative to the prevention of fires on Guam. There was, however, no mention of adopting any of the appendices to the UFC in the legislation. The Guam Fire Department is now inquiring whether the appendices are in effect on Guam.

DISCUSSION:

Part I of the UFC at Section 1.102(c) contains the following language:

- (c) Whenever in this code reference is made to the appendix, the provisions in the appendix shall not apply unless specifically adopted.

A review of the statute does not show any language specifically adopting the appendices. With the language of the UFC itself requiring specific adoption of the appendices there would be no way for the appendices to apply absent such reference in the legislation. It would therefore be necessary for the statute to be amended to include the adoption of the appendices in order for




Memo to Chief, GFD
September 16, 1991
Page 2

them to have effect on Guam. It would also be wise to include in any future amendment to the statute a provision that any future changes to the UFC will automatically become effective as standards which must be complied with on Guam.

This memorandum is issued as an opinion of the Attorney General. For a faster response to any inquiry about this memorandum, please use the reference number shown.

OFFICE OF THE ATTORNEY GENERAL

By: 
DIANNE H. PIERSON
Assistant Attorney General

the purpose of fire fighting shall be provided. Construction material shall not block access to the building, hydrants or other fire appliances.

(o) **Emergency Telephone.** When required by the fire chief, telephone facilities shall be provided at the construction site for the purpose of emergency notification of the fire department. The street address of the construction site shall be posted adjacent to the telephone together with the fire department telephone number.

(p) **Fire-protection Plan.** When required by the fire chief, a fire-protection plan shall be established.

Alterations of Buildings

Sec. 87.104. (a) General. Alterations of buildings shall be in accordance with the Building Code, applicable provisions of Section 87.103, and this section.

(b) **Fire-protection Systems.** When the building is protected by fire-protection systems, such systems shall be maintained operational at all times during alteration.

When alteration requires modification of a portion of a system, the remainder of the system shall be kept in service. When it is necessary to shut down the entire system, a fire watch shall be kept on site until the system is returned to service.

(c) **Exits.** All required exit components shall be maintained in accordance with Article 12.

EXCEPTION: Approved temporary exiting system or facilities may be provided.

(d) **Fire-resistive Assemblies and Construction.** Fire-resistive assemblies and construction shall be maintained in accordance with Sections 10.401 and 10.402 (a).

Fire Safety During Demolition

Sec. 87.105. (a) General. Demolition of buildings shall comply with the provisions of this section and, where applicable, Sections 87.103 and 87.104.

(b) **Automatic Sprinkler System.** When a building to be demolished contains a sprinkler system, such system shall not be rendered inoperative without approval of the chief.

(c) **Fire Hose.** Suitable fire hose as required by the fire chief shall be maintained at the demolition site. Such hose shall be connected to an approved source of water and in a manner so as not to impede fire department use of hydrants.

(d) **Cutting and Welding.** Demolition operations involving the use of cutting and welding shall be done in accordance with Section 49.107 of this code.

(e) **Burning of Combustible Waste.** Combustible waste material, trash or rubbish shall not be burned at the demolition site, unless approved. Accumulations of such material shall be removed from the site as often as necessary to minimize the hazards therefrom.

(f) **Fire Guards.** When in the opinion of the chief the demolition of a building is of a hazardous nature, the chief may require qualified personnel to serve as on-site fire guards. The sole duty of such fire guards shall be to watch for the occurrence of fire.

CODE ENFORCEMENT

APPENDIX

Division I

REGULATIONS APPLICABLE TO EXISTING BUILDINGS

APPENDIX I-A

LIFE SAFETY REQUIREMENTS FOR EXISTING BUILDINGS OTHER THAN HIGH RISE

1. GENERAL

(a) Purpose. The purpose of this appendix is to provide a reasonable degree of safety to persons occupying existing buildings by providing for alterations to such existing buildings which do not conform with the minimum requirements of this code.

EXCEPTION: Group R, Division 3; Group M; and high-rise occupancies.

(b) Effective Date. Within 18 months after the effective date of this appendix, plans for compliance shall be submitted and approved, and within 18 months thereafter the work shall be completed or the building shall be vacated until made to conform.

2. EXITS

(a) Number of Exits. Every floor above the first story used for human occupancy shall have access to at least two separate exits, one of which may be an exterior fire escape complying with Subsection (d) of this section. Subject to the approval of the chief, an approved ladder device may be used in lieu of a fire escape when the construction feature or location of the building on the property makes the installation of a fire escape impracticable.

EXCEPTION: In all occupancies, second stories with an occupant load of 10 or less may have one exit.

An exit ladder device when used in lieu of a fire escape shall conform with U.B.C. Standard No. 33-3 and the following:

1. Serves an occupant load of 10 or less or a single dwelling unit or guest room.
2. The building does not exceed three stories in height.
3. The access is adjacent to an opening as specified for emergency egress or rescue or from a balcony.
4. Shall not pass in front of any building opening below the unit being served.
5. The availability of activating the device for the ladder is accessible only from the opening or balcony served.
6. So installed that it will not cause a person using it to be within 6 feet of exposed electrical wiring.

(b) Stair Construction. All required stairs shall have a minimum run of 9

ies
ceil.
Buil
conc
steel
tions
minu
the ex
solid
Doors
and of
3305 (plywo

c
a
si

(d) Fi
comply
location
construct

2. Fire
Access
All op
assemblie
shall be of
Egress
dimension
inside with
opening giv
building or
Fire escap
of not less th
intermediate
degrees with
in width and

CODE ENFORCEMENT

B balcony railings shall support a horizontal force of not less than 50 pounds per
lineal foot of railing.

B Balconies shall be not less than 44 inches in width with no floor opening other
than the stairway opening greater than 3/8 inch in width. Stairway openings in such
balconies shall be not less than 22 inches by 44 inches. The balustrade of each
balcony shall be not less than 36 inches high with not more than 9 inches between
balusters.

B Fire escapes shall extend to the roof or provide an approved gooseneck ladder
between the top floor landing and the roof when serving buildings four or more
stories in height having rooms with less than 4:12 slope. Fire escape ladders shall
be designed and connected to the building to withstand a horizontal force of 100
pounds per lineal foot; each rung shall support a concentrated load of 500 pounds
placed anywhere on the rung. All ladders shall be at least 15 inches wide, located
within 12 inches of the building and shall be placed flatwise relative to the face of
the building. Ladder rungs shall be 3/4 inch in diameter and shall be located 12
inches on center. Openings for roof access ladders through cornices and similar
projections shall have minimum dimensions of 30 inches by 33 inches.

B The lowest balcony shall be not more than 18 feet from the ground. Fire escapes
shall extend to the ground or be provided with counterbalanced stairs reaching to
the ground.

B Fire escapes shall not take the place of stairways required by the codes under
which the building was constructed.

B Fire escapes shall be kept clear and unobstructed at all times and maintained in
good working order.

B (e) **Exit and Fire Escape Signs.** Exit signs shall be provided as required by the
Building Code.

B **EXCEPTION:** The use of existing exit signs may be continued when approved
by the chief.

B All doors or windows providing access to a fire escape shall be provided with
fire escape signs.

B **3. ENCLOSURE OF VERTICAL SHAFTS**

B Interior vertical shafts, including but not limited to stairways, elevator hoist-
ways, service and utility shafts, shall be enclosed by a minimum of one-hour fire-
resistive construction. All openings into such shafts shall be protected with one-
hour fire assemblies which shall be maintained self-closing or be automatic
closing by smoke detection. All other openings shall be fire protected in an
approved manner. Existing fusible link-type automatic door closing devices may
be permitted if the fusible link rating does not exceed 135°F.

B **EXCEPTIONS:** 1. In other than Group I Occupancies, an enclosure will not be
required for openings serving only one adjacent floor.

B 2. Stairways need not be enclosed in a continuous vertical shaft if each story is
separated from other stories by one-hour fire-resistive construction or approved
wired glass set in steel frames. In addition, all exit corridors shall be sprinklered and
the openings between the corridor and occupant space have at least one sprinkler
head above the openings on the tenant side. The sprinkler system may be supplied
from the domestic water supply if of adequate volume and pressure.

4. B.

An
storie:
feet of
fractio
have a
If a
openin
system

5. STA

Any
Class I

6. SM

(a) C
used fo
shall be

(b) P
their pri
commerc
switch ot

(c) L
mounted
giving ac
upper lev
the stairw
having a s
shall sound
are located

(d) Loc
ing units, h
ceiling or
within an e
shall be pla
actuated, th
dwelling un

7. SEPAR

Occupanc
Building Co
good conditi
occupancy se

APPENDIX I-B LIFE SAFETY REQUIREMENTS FOR EXISTING HIGH-RISE BUILDINGS

2.1 GENERAL

(a) **Purpose.** The purpose of this appendix is to provide a reasonable degree of safety to persons occupying existing high-rise buildings by requiring minimum standards for exit corridors, exit stairways and elevator shafts, monitored alarm systems and emergency plans.

(b) **Scope.** The requirements shall apply to all high-rise buildings constructed prior to the adoption date of this appendix which have floors used for human occupancy located more than 75 feet above the lowest level of approved fire department vehicle access or other physical configuration that qualifies a building as high rise by local ordinance.

(c) **Permits Required.** 1. Building permits shall be obtained as required by the Building Code.

2. Not less than 30 days prior to submitting plans for a building permit, a preplan review meeting shall be held, including the owner's design team, building official and the chief, to determine the adequacy of the life-safety emergency systems concept for the building. The life-safety emergency systems shall be reflected on the plans for the building and become a permanent part of the building department's records. The building official and the chief may require sufficient documentation, based upon engineering analysis, that the concept meets the intent of nationally recognized good practices and such guidelines as the building official and chief have published.

(d) **Enforcement.** The provisions of this appendix shall be enforced by the chief.

(e) **Compliance.** All buildings shall be made to conform with the requirements of Section 2.2 within the following time periods:

1. Subsections (k), (l) and (m) shall be completed within six months of the adoption date of this appendix.
2. The owners of buildings affected by this appendix or their representatives shall submit plans to the building official showing intended methods of compliance with Subsections (a) through (j) within six months of adoption date of this appendix.
3. Subsections (e), (h) and (i) shall be completed within one year of the adoption date of this appendix.
4. Subsections (a), (b), (c), (d), (f), (g) and (j) shall be completed within three years of the adoption date of this appendix.

Note: Regardless of any specific compliance date stipulated above, a building shall not be deemed in violation of this appendix until such date has expired.

(f) **Alternate Materials or Methods.** Deviations shall not be made from these requirements without approval of the chief.

CODE ENFORCEMENT

EXISTING

reasonable degree of
requiring minimum
fire, monitored alarm

buildings constructed
before used for human
occupancy level of approved fire
code that qualifies a building

shall be as required by the

for a building permit, a
design team, building
life-safety emergency
notification systems shall be
an integral part of the building
code and may require sufficient
fire protection concept meets the
performance objectives as the building

shall be enforced by the

in accordance with the requirements

within six months of the

approval or their representatives
using intended methods of
enforcement within six months of adoption

within one year of the

code being completed within three

as stipulated above, a
code shall remain in effect until such date

shall be made from these

(g) **Appeals.** For the purpose of applying this appendix to existing buildings of diverse design, appeals for alternate materials or methods may be directed to the Fire Code Appeals Board. This Board shall have the authority to hear appeals and grant necessary deviation from this appendix as follows:

1. Allow alternate materials or methods of compliance if such alternate materials or methods of compliance will provide levels of fire and life safety equal to or greater than those specifically set forth in this appendix.
2. Waive specific individual requirements of this appendix if it can be shown that such requirements are not physically possible or practical. The financial cost of compliance shall not be the sole basis for waiving any specific requirement.
3. Grant necessary extension of time where it can be shown that the specified time periods are not physically practical or pose an undue hardship. The Board shall not grant an extension of time for compliance to any building owner who cannot demonstrate intent and effort to comply.

(h) **Penalty.** Failure to comply with Subsection (e) above is unlawful and any person, firm or corporation, whether as principal, agent, employee or otherwise, violating any provisions of the above requirements shall be guilty of a misdemeanor. Such person, firm or corporation is guilty of a separate offense for each and every day during any portion of which any violation of these requirements is committed, continued or permitted by such person, firm or corporation.

(i) **Severability.** Should any section, subsection, paragraph, sentence, clause or phrase of this appendix be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of these requirements.

2.2 REQUIREMENTS

(a) **Automatic Sprinklers.** All required exit corridors, stairwells, elevator lobbies, public assembly areas occupied by 100 or more persons and commercial kitchens shall be protected by an approved automatic sprinkler system meeting the design criteria of U.B.C. Standard No. 38-1. A minimum of one sprinkler head shall be provided on the room side of every corridor opening.

EXCEPTION: Sprinkler heads may be omitted in stairwells of noncombustible construction.

(b) **Corridor Doors.** All doors opening into required exit corridors shall be in conformance with the Building Code.

EXCEPTION: Existing 1¾-inch bonded, solid-core wood doors, if equipped with self-closures, need not be replaced.

(c) **Corridor Openings.** All openings into required exit corridor, other than doors, shall be in conformance with the Building Code.

(d) **Exit Stairways.** All high-rise buildings shall have a minimum of two approved exit stairways.

(e) **Exit Stairwell Doors.** All stairwell doors which are to be locked from the stairwell side shall automatically unlock, without unlatching, when the alarm system activates.